



COUNTY OF PLACER  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010  
County Contact: Ashley Brown (916) 787-8954

**MAC Member Workshop**  
**Wednesday March 7, 2018 6:30 PM – 7:00 PM**

**REGULAR MEETING AGENDA**

Wednesday, March 7, 2018 7:00 PM  
Eureka School District Office, Board Room  
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance**
2. **Welcome & Introduction of Members**
3. **Workshop - MAC Meeting Procedures and Expectations.** County staff will conduct a workshop to discuss MAC meeting procedures and expectations. The workshop will take approximately 30 minutes. Presenter: Leah Rosasco, Board of Supervisors Office.
4. **Approval of March 7, 2018 Agenda & February 7, 2018 Minutes**
5. **Public Safety Reports:**
  - A. Placer County Sheriff's Office
  - B. California Highway Patrol
  - C. South Placer Fire District
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
7. **Supervisor Report**
8. **Information Item:**

**A. Dutch Bros Coffee and Self Storage**

Applicant owns the 1.8 acre property located at 8455 Sierra College Blvd in Granite Bay. The property has been an equipment rental yard and concrete plant for over 40 years. Applicant also owns a vacant one acre parcel adjacent to the 1.8 acre property.

The proposed development would include an 800 square foot Dutch Bros with a single drive through on approximately 0.5 acre fronting onto Sierra College Blvd where the current equipment rental yard sits. The remainder of the equipment rental yard would be joined with the vacant one acre parcel. The applicant would then develop a self-storage facility on the newly combined parcel. The self-storage facility would consist of three buildings and approximately 100,000 combined square feet. Development is in compliance with current zoning and would require a lot line adjustment. Presenter: Bill Loftus



**9. Action Item:**

**A. Colinas Estates**

The applicant, Cook Development Consulting Services LLC on behalf of property owner Paul Hills, is seeking approvals to construct ten single-family residences on 5.49 acres of land located at 8137 Joe Rodgers Road. Requested entitlements include:

1. Tentative Subdivision Map for the subdivision of 5.49 acres of land into 10 single-family lots.
2. Variance to front minimum setbacks required in the RS district on Lots 1 through 5. A setback of 32 feet is proposed where 45 feet is normally required.

The site is designated Low Density Residential, .4 to .9 acres per dwelling unit in the Granite Bay Community Plan and is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, minimum Building Site of 20,000 square feet).

Presenter: Christopher Schmidt, Senior Planner (30 minutes)

**10. Adjournment** to next regular meeting on April 4, 2018